



CITY OF MANCHESTER

PLANNING AND COMMUNITY DEVELOPMENT

Planning & Land Use Management
Building Regulations
Community Improvement Program
Zoning Board of Adjustment

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MANCHESTER ZONING BOARD OF ADJUSTMENT PUBLIC HEARING / LIMITED BUSINESS MEETING Thursday, September 8, 2022 – 6:00 PM City Hall, Third Floor – Aldermanic Chambers

I. The Chairman calls the meeting to order and introduces the Zoning Board Members and City Staff.

(Tabled from 6/9/22 ZBA Meeting)

1. ZBA2022-076

96 Pinard Street, Tax Map 693, Lot 7 and Biron Street, Tax Map 693, Lot 8A, R-1B Zoning District, Ward 10

Andrew Sullivan (Agent) proposes to subdivide the property where proposed Tax Map 693, Lot 7 will remain improved with a single family dwelling with buildable land area of 4,635 SF where 7,500 SF is required and a rear yard setback of 22.9' where 30' is required and where proposed Tax Map 693, Lot 8A will have buildable land area of 4,675 SF where 7,500 SF is required and lot frontage and width of 50' where 75' and with an accessory shed structure as the principal use of the lot and seeks a variance from sections **6.01** Minimum Buildable Lot Area, and **6.03(B)** Rear Yard Setback at Tax Map 693, Lot 7 and **6.01** Minimum Buildable Lot Area, **6.02** Minimum Lot Frontage and Width (2 counts), **5.10(A)** Accessory Structure as a Principal Use at Tax Map 693, Lot 8A, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through May 20, 2022.

**2. ZBA2022-063
15 Cohas Avenue, R-1B Zoning District, Ward 6**

Cynthia Boisvert, (Agent) proposes to subdivide the property to create one new building lot, where proposed lot Tax Map 818, Lot 20-1 will remain improved with a single family dwelling, with lot frontage and width of 60' where 75' is required, and where proposed lot Tax Map 818, Lot 20 will have lot frontage and width of 20' where 75' is required and a proposed west facing primary façade where the primary façade is required to face the front lot line to the north and seeks a variance from sections **6.02** Minimum Lot Frontage and Width (2 counts) at Tax Map 818, Lot 20-1 and **3.03** Primary Façade and **6.02** Minimum Lot Frontage

and Width (2 counts) at Tax Map 818, Lot 20, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through July 7, 2022.

(Tabled from 8/9/22 ZBA Meeting)

3. **ZBA2022-097**
232 Huse Road, R-1B Zoning District, Ward 8

Jamal Hodor proposes to expand a circular driveway and create three front yard parking spaces and seeks a variance from section **10.09(B)** Parking Setbacks (3 counts), of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through July 22, 2022.

(Current Cases)

4. **ZBA2022-104**
415-417 Granite Street, R-2 Zoning District, Ward 10

Katelyn Brown proposes to convert the first floor of a mixed use building from a church and appliance storage to a dwelling unit, resulting in a five unit multi-family dwelling and seeks a variance from section **5.10(A)6** Multi-family Dwelling, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through July 25, 2022.

5. **ZBA2022-107**
831 Chestnut Street, R-1B Zoning District, Ward 1

Nhieu Dinh proposes to convert a single family dwelling to a two family dwelling in the R1-B zoning district on a lot with 5,550 SF where 15,000 SF is required, with lot frontage and width of 50' where 150' is required, with side yard setbacks of 0' and 16' where 25' is required, with lot coverage of 86% where 70% is allowed, with parking spaces without the required 10' landscape buffer and without bumpers, and without a required two way access aisle and seeks a variance from sections **5.10(A)5** Two Family Dwelling, **6.01** Minimum Buildable Lot Area, **6.02** Minimum Lot Frontage and Width (2 counts), **6.03(C)** Side Yard Setback (2 counts), **6.04** Lot Coverage, **10.09(B)** Parking Setbacks (7 counts), **10.06(A)** Parking Layout, **10.07(G)** Landscaping, **10.07(K)1** Parking Bumpers and **10.07(K)4** Parking Screening, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through July 27, 2022.

6. **ZBA2022-108**
299 Corning Road, R-1A Zoning District, Ward 8

Suzanne and Thomas Caouette propose to create an accessory dwelling unit with 1,276 SF of gross floor area where 750 SF is allowed, maintain three front yard parking spaces, maintain one parking space within 4' of the side lot line and maintain a shed in the rear yard 0' from the side lot line where 4' is required and seek a variance from sections **8.26(C)** Accessory Dwelling Unit, **10.09(B)** Parking Setbacks (4 counts) and **8.29(A)3** Accessory Structures and Uses, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through July 29, 2022.

7. **ZBA2022-077**
500 Harvey Road, IND Zoning District, Ward 8

Kerri Tymowicz proposes to convert the top floor of an office building into four residential units and seeks a variance from section **5.10(A)8** Dwellings in Upper Story of Building with Commercial First Floor, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through August 1, 2022.

8. **ZBA2022-109**
406 North Bay Street, R-1A Zoning District, Ward 1

Carrie Ayers proposes to construct a deck with a side yard setback of 7' where 20' is required and seeks a variance from section **6.03(C)** Side Yard Setback, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through August 1, 2022.

9. **ZBA2022-110**
180 Pearl Street, C-1 Zoning District, Ward 4

Brian Pratt, PE (Agent) proposes to amend the variance granted in case ZBA2021-037, which allowed relief to allow 29 dwelling units, by increasing the total number of dwelling units to 30 on a lot with 57,530 SF where 104,500 SF is required and seeks a variance from section **8.04** Minimum Buildable Lot Area for Multi-Family Dwellings, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through August 1, 2022.

10. **ZBA2022-111**
1 Bodwell Road, R-1A Zoning District, Ward 8

Ashley Friend (Agent) proposes to replace an existing utility pole along the 393 Distribution Line with a larger utility pole and seeks a special exception from section **5.10(E)12** Essential Public Services, Utilities and Appurtenances, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through August 4, 2022.

11. **ZBA2022-113**
756 Harvard Street, R-2 Zoning District, Ward 7

Colleen Castle proposes to reconstruct an 8' x 24' enclosed porch with a 1' front yard setback where 15' is required and a side yard of 6' where 10' is required and seeks a variance from sections **6.03(A)** Front Yard Setback and **6.03(C)** Side Yard Setback, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through August 8, 2022.

12. **ZBA2022-114**
80 Billings Street, R-2 Zoning District, Ward 9

Joseph Giguere proposes to rebuild a deck around a sun room with a larger footprint with a 14' front yard setback where 15' is required and with a rear yard setback where 20' is required and seeks a variance from sections **6.03(A)** Front Yard Setback and **6.03(B)** Rear Yard Setback, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through August 9, 2022.

13. **ZBA2022-116**
389 Hawthorne Street, R-1B Zoning District, Ward 2

Erik Glendye proposes to expand the existing driveway to create a second parking space within the front yard setback and seeks a variance from section **10.09(B)** Parking Setbacks, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through August 11, 2022.

14. **ZBA2022-091**
215 Bridge Street, B-1 Zoning District, Ward 4

Christopher B. Drescher, Esq. (Agent) proposes to create a dwelling unit above a beauty salon resulting in three dwelling units in the B-1 zoning district, with three parking spaces within 4' of a building and a drive aisle less than the required 12' in width and seeks a variance from sections **5.10(A)6** Multi-Family Dwelling, **10.09(A)** Parking Setbacks and **10.06(A)** Parking Layout, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through August 15, 2022.

15. **ZBA2022-117**
27 Sagamore Street, R-3 Zoning District, Ward 3

Nicole Spinosa (Agent) proposes to maintain an 18 SF monument sign 2" from the front lot line where 5' is required and seeks a variance from section **9.08(C)** Signs, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through August 16, 2022.

16. **ZBA2022-118**
South Mammoth Road, Map 796, Lots 12 and 13, IND Zoning District, Ward 8

Ben Mercuri, (Agent) proposes to construct a six unit townhouse dwelling on a lot with 70' of frontage and width where 100' is required, with a 10' side yard setback where 20' is required, where a portion of the parking area has a landscape buffer of 7' where 10' is required, and with a proposed dumpster located within the side yard setback and seeks a variance from sections **5.10(A)2** Single Family Attached Townhouse Dwellings, **6.02** Minimum Lot Frontage and Width (2 counts), **6.03(C)** Side Yard Setback, **10.07(G)** Landscaping and **8.29(B)** Accessory Structures and Uses, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through August 16, 2022.

17. **ZBA2022-119**
1111 South Willow Street, B-2 Zoning District, Ward 9

Matt Burke, (Agent) proposes to install eight electric vehicle charging stations and associated equipment, where three electric vehicle charging stations are within the front yard setback, and where each charging station has a two sided illuminated logo that exceeds the allowed signage for the site and seeks a variance from sections **9.09(A)1 Signs** (16 counts) and **8.29(B) Accessory Structures and Uses**, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through August 18, 2022.

18. **ZBA2022-120**
1173 Bridge Street, R-1B Zoning District, Ward 6

Daniel Pepin proposes to create three front yard parking spaces within 4' of the front lot line, with a driveway width of 39' where 24' is allowed and seeks a variance from sections **10.09(B) Parking Setbacks** (6 counts) and **10.08(C) Driveways Width**, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through August 18, 2022.

19. **ZBA2022-121**
153 Bemis Savoie Road, R-S Zoning District, Ward 12

Shane Cunan proposes to construct a two family dwelling in the R-S zoning district with buildable lot area of 15,208 SF where 40,000 SF is required, with a front yard setback of 10' where 50' is required, with a side yard setback of 10' where 30' is required, with three stories where 2.5 stories is allowed and with two parking spaces on the driveway within the required minimum front yard setback where only one parking space is allowed from sections **5.10(A)5 Two Family Dwelling**, **6.01 Minimum Buildable Lot Area**, **6.03(A) Front Yard Setback**, **6.03(C) Side Yard Setback**, **6.05 Height in Stories** and **10.09(B) Parking Setbacks**, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through August 19, 2022.

20. **ZBA2022-115**
80 Merrimack Street, CBD Zoning District, Ward 3

Scott Shaw (Agent) proposes to construct a 55 unit multi-family dwelling on a 12,600 SF lot where 18,600 SF minimum buildable lot area is required and with a rear yard setback where 20' is required and seeks a variance from section **8.04 Minimum Buildable Lot Area for Multi-Family Dwellings**, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through August 26, 2022.

21. **ZBA2022-122**
738 South Beech Street, R-1B Zoning District, Ward 9

Karolina Stetsyuk proposes to construct an 8' x 16' covered porch with a 12' side yard setback where 20' is required and seeks a variance from section **6.03(C) Side Yard Setback** of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents

submitted through August 26, 2022.

22. **ZBA2022-123**
97 State Street, R-3 Zoning District, Ward 3

John Cronin, Esq., proposes to extend a previously granted extension of variance ZBA2018-102 for two additional years and seeks a variance from section **14.02(B)4** Extension of Variance for Two Additional Years of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through August 30, 2022.

III. BUSINESS MEETING:

1. **ADMINISTRATIVE MATTERS:**

1. **Review and approval of the ZBA Minutes of August 9, 2022**
2. **Any other business items from the ZBA staff or Board Members.**

<p>Full text of the agenda items is on file for review in the Planning & Community Development Department. The order of the agenda is subject to change on the call of the Chairman.</p>
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